



**TAKE NOTICE THAT A REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 4:00 PM ON
MONDAY, JANUARY 20, 2020**

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and city ordinances. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

1. CALL TO ORDER:

A) Roll call and possible action on the excusing of any absent member of the governing board.

B) Pledge of Allegiance/Invocation

2. PUBLIC TESTIMONY: (Ordinance No. O-2019-45). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is scheduled to begin. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.

3. PUBLIC HEARINGS:

A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES: (Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the city clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.

4. CITY MANAGER'S REPORTS: *(City Manager's Administrative Reports and discussion, if any, with governing body. The City Manager may also assign a designated spokesperson for any particular listed topic)*

- A) Submission of Sales Tax Collection Report for January 2020.
- B) Submission of Tax Collection Report for December 2019.
- C) Submission of 1st Quarter 2019-2020 City of Pharr Investment Report.
- D) City Events of Interest.

5. CONSENT AGENDA: *(All items listed under consent Agenda are considered to be routine and non-controversial by the Governing Body and will be enacted by one motion. Any Commissioner may remove items from the consent agenda by making such request prior to a motion and vote on the Consent Agenda)*

- A) Consideration and action, if any, on Resolution entering into an agreement with Texas Department of Transportation for closure of South U.S. 281 and East Old Business 83 for the 14th Annual St. Patrick's Day 5K Run/Walk on Saturday, March 14, 2020 from 7:00 a.m. to 11:00 a.m. (PARKS)
- B) Consideration and action authorizing City Manager to advertise for Request for Qualifications (RFQ's) for Professional Engineering Services for Projects requiring General Civil Engineering, Traffic Engineering, Construction Engineering Inspection (CEI), Structural Engineering, MEP (Mechanical, Electrical, Plumbing) and Electrical Engineering during the 2020-2022 year period.(Project #1920-01-528-S013-001) (ENGINEERING)
- C) Consideration and action authorizing City Manager to advertise for Request for Qualifications (RFQ's) for Professional Engineering Services for Water and Wastewater Improvement Projects during the 2020-2022-year period. (Project #1920-60-583-S014-001) (ENGINEERING)
- D) Consideration and action authorizing City Manager to advertise for Request for Qualifications (RFQ's) for Professional Architectural Services for 2020-2022 projects. (Project #1920-01-528-S015-001) (ENGINEERING)

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E) Consideration and action authorizing City Manager to advertise a solicitation for Request for Qualifications (RFQ's) for Professional Surveying Services for Projects during the 2020-2022-year period. (Project #1920-01-528-S020-001) (ENGINEERING)

F) Consideration and action on request from Vanguard Academy for the City of Pharr to waive rental fees of the Pharr Events Center to support their Career and Technical Education Expo on Wednesday March 4, 2020. (EVENTS CENTER)

G) Consideration and action on Development Services Cases:

1. Regency Hall is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C). The property is legally described as being Lots 10 and 11, Maco Business Center Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 207 East Ferguson Avenue. **CUP#161155**

2. Muy Pizza-Tejas, LLC, dba Pizza Hut, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being the East 125.0' out of Block 1, Palm Heights Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1001 West Highway 83. **CUP#171165**

3. Aiesty, Inc., d/b/a Seoul Asian Market, has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.3 acre tract of land, more or less, out of Lot 4A, Replat of Vacated Carmel Subdivision, Vacated El Centro Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 500 North Jackson Road, Suite M. **CUP#191272**

4. Orgo Family Ltd. has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being all of Lot 1, Shallow Brook Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3715 South Cage Boulevard. **COZ#191169**

5. East Point Investments, LLC has filed with the Planning and Zoning Commission a request for a change of zone from Agricultural and/or Open Space District (A-O) to General Business District (C). The property is legally described as being 2.09 acres, more or less, out of Lots 13-14, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is physically located between the 1300-1500 Block of North Veterans Boulevard. **COZ#191271**

H) PLATS:

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1. Melden & Hunt Inc., representing Mark Bissell, Managing member for Bissell Southwest DC Leasing, LLC., is requesting final plat approval of the proposed Gemini Subdivision. The property is legally described as being 37.397 acres out of Lots 367 and 370, Kelly-Pharr Subdivision and out of Lot 14, Block 1, a Re-subdivision of Closer Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of East HI Line Road. **SUB#181238**
2. Perez Consulting Engineers, representing, Charles Clark, General Partner Clark-Knapp Honda, is requesting final plat approval of the proposed Clark Knapp Honda Subdivision Section 2. The property is described as being a tract of land containing 4.00 acres out of Lot 170, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 1000 Block of West Polk Avenue. **SUB#160720**
3. M Garcia Engineering LLC, representing Zaragoza Hinojosa Jr., President of Heavy Investments, LTD. A Texas Limited Partnership, is requesting preliminary plat approval of the proposed Master Subdivision Plat East Park Subdivision. The property is legally described as a tract of land containing 17.13 acres and also being a part or portion of Lots 13 and 14, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1100 and 1200 Block of East Ferguson Avenue. **SUB#191229**

REGULAR AGENDA - OPEN SESSION:

6. ORDINANCES AND RESOLUTIONS:

- A) Consideration and action, if any, on Ordinance amending Ordinance No. O-2019-40 for budget amendments to the Fiscal Year 2019-2020 Budget. **(Adoption on 1st Reading)** (FINANCE)
- B) Consideration and action, if any, on Ordinance amending Ordinance No. O-2017-35 to adopt a new and updated Personnel Policy Manual. **(2nd Reading)** (HR)
- C) Consideration and action, if any, on Resolution authorizing reimbursement of expenditures on certain City Capital Projects to include the Raw Water Reservoir Expansion with City of Pharr, Texas Texas Water Development Board. (FINANCE)
- D) Consideration and action, if any, on Resolution appointing/reappointing or removal of board member(s) of the Parks and Recreation Advisory Board. (PARKS)

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E) Consideration and action, if any, on Resolution executing an Advance Funding Agreement (AFA) with the Texas Department of Transportation (TxDOT) for the Hi-Line East Road, Cage Boulevard to Veterans Road, CSJ: 0921-02-375 (ENGINEERING)

7. ADMINISTRATIVE:

A) Consideration and action, if any, authorizing City Manager to advertise for bids for the Wastewater Treatment Plant Oxidation Ditch No. 2 and Electrical Improvements. (Project #1920-61-587-C002-242) (ENGINEERING)

B) Consideration and action, if any, authorizing City Manager to advertise for bids for the Single Machine Repaving Project Year 5. (Project #1920-40-510-C006-105) (ENGINEERING)

C) Consideration and action, if any, on permission to advertise for Requests for Qualifications for Construction Management Services for Pharr City Hall Renovation and Improvement Project and granting permission to the City Manager to negotiate and enter into a contract for such services. (Project #1920-01-510-S019-001) (ADMINISTRATION)

D) Consideration and action, if any, on Deductive Change Order No. 2 in the amount of \$1,763.80 and final acceptance of the Thomas Road - Left Turn Lane Construction Project, and release of final payment and retainage in the amount of \$30,887.98. (Project No. 1718-39-510-C009-252) (ENGINEERING)

8. PURCHASING:

A) Consideration and action, if any, authorizing City Manager to purchase new furniture for the Pharr Civic Center administrative offices through Lone Star Furnishing using Buyboard Contract 584-19. (Project #1920-39-510-P011-001) (PARKS)

B) Consideration and action, if any, on the purchase of a Hazmat Elite Command Package- Single-Diamond FTIR Identifier for the Fire Department as part of the 2019 State Homeland Security Grant Award using HGAC Contract EP11-17. (Project #1920-01-515-P010-001) (FIRE)

9. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, authorizing City Manager to award service contract for the Used Tires and Rubber Scrap Removal and Disposal/Recycling Services. (Project #1920-01-517-S007-257) (PUBLIC WORKS)

B) Consideration and action, if any, authorizing City Manager to negotiate and enter into a contract for Professional Engineering Services for the Commercial Vehicle Truck Staging Area Project. (Project #1920-01-528-S018-001) (ENGINEERING)

C) Consideration and action, if any, authorizing City Manager to award contract in the amount of \$332,830 for the Hike and Bike Phase II Utility Relocation Project. (Project No.1920-61-583-C004-289) (ENGINEERING)

D) Consideration and action, if any, on agreement between City of Pharr and Region One Education Service Center to participate in the ORION (One Regional Interconnected Optical Network) E-Rate Consortium. (LIBRARY)

E) Consideration and action, if any, on acceptance of various park projects as complete and authorization to release retainage to the Construction Manager at Risk (CMAR). (ENGINEERING)

F) Consideration and action, if any, authorizing City Manager to negotiate and enter into a contract with ERO International, LLC for architectural design and construction plans for the Pharr City Hall Renovation Project. (ADMINISTRATION)

10. LEGAL:

A) Consultation with City Attorney and possible action on Texas Municipal League Coverage. (LEGAL)

11. CLOSED SESSION: *In accordance with Chapter 551 of the Texas Gov't. Code, the Pharr Board of Commissioners hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda in accordance with the following below:*

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Pursuant to Section 551.071, the Board may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Board may convene in a closed, non-public meeting to discuss any matters related to **real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Board may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Board may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Board may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.087, the Board may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

12. RECONVENE: *into Regular Session and consider action, if necessary, on any items(s) discussed in closed session.*

13. ADJOURNMENT:

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NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956/402-4100 ext. 1003/1007 or FAX 956/702-5313 or E-mail hilda.pedraza@pharr-tx.gov or imelda.barrera@pharr-tx.gov for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the City Commission of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 17th day of January 2020 at 3:30 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).



WITNESS MY HAND AND SEAL, this 17th day of January 2020.


HILDA PEDRAZA, TRMC, CMC
CITY CLERK

I certify that the attached notice and agenda of items to be considered by the City Commission was removed from the bulletin board of City Hall on the ____ day of _____, 20__ by,

Title: _____